

TO: Barry Wood, DLGF

FROM: Vicki Talpas, Sullivan County Assessor

RE: Narrative for 2008 Ratio Study

DATE: November 16, 2008

The 2008 Trending and Ratio Study has been completed and attached for your departmental review. please contact me at your convenience. Below is an explanation of the procedures applied to complete Standards on Ratio Studies and in accordance with the applicable administrative codes of the State of New York.

Validation and verification of sales data was conducted including visual inspection of property attributes performed in order to create more uniformity and land base rates where adjusted based on sales information calculated and applied based on sales data from 2006 and 2007.

Upon completion of the trending, a ratio study was calculated by the following:

Improved Residential – with ample sales this ratio study was calculated by township.

Unimproved Residential – with only 19 sales, this ratio study was calculated countywide to accurately measure uniformity.

Improved Commercial/Industrial – with only 20 sales this ratio study was calculated countywide to accurately measure uniformity.

Unimproved Commercial/Industrial – only one valid sale.

Sullivan County has 332 industrial parcels, but the mass majority of these are land parcels involved with agriculture. Sullivan County has fewer than 1,200 commercial/industrial parcels combined. With the lack of Commercial and Industrial sales, the ratio study will be calculated countywide to accurately measure uniformity.

Our vendor has begun a review of all parcels in one third of Sullivan County. Uniformity in grade, condition, modernized and renovated structures will be achieved. Special attention will be paid to neighborhood statistics in an effort to create the most accurate and most uniform assessments for all property owners.

If you have any questions or comments,
ete this project in compliance with IAAO
of Indiana.

utes. Neighborhood re-delineation was
ormation. Neighborhood factors were

ly test the performance.
accurately test performance.

with the mining operations. Sullivan County
ustrial growth in this county, it is necessary to

dition and effective age calculation for
ods with the least uniform and least accurate
ers in Sullivan County.

